

Address:	St Patricks Catholic Primary School Holmes Road London NW5 3AH		
Application Number:	2009/3613/P	Officer: Jennifer Walsh	
Ward:	Kentish Town		
Date Received:	29/07/2009		
Proposal: Erection of a two storey library building and associated external covered walkway to north elevation of Holmes Road and the erection of a one storey teachers preparation building to the east elevation of Raglan Street and alterations to the existing fenestration on the east elevation and replacement of existing fencing on the northern elevation to existing primary school (Class D1).			
Drawing Numbers: Site Location Plan; SP101; SP080; SP081; SP082; SP083; SP084; SP085; SP102; SP103; SP105; SP106; SP107; SP108; SP109; SP110; SP112; SP111; SP113; SP114; SP115; SP116; Acoustic & Environmental Design;			
RECOMMENDATION SUMMARY: Grant subject to a Section 106 Legal Agreement			
Applicant:		Agent:	
Mrs Margaret Harvey The Governing Body of St Patricks Catholic Primary School St Patricks Catholic Primary School London NW5 3AH		Phil Coffey Architects 48 Kingsway Place London EC1R 0LU	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	<i>D1 Non-Residential Institution</i>		<i>0m²</i>
Proposed	<i>D1 Non-Residential Institution</i>		<i>69m²</i>

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	6	0
Proposed	5	0

OFFICERS' REPORT

Reason for Referral to Committee: Reason for Referral to Committee: The application is recommended subject to a Section 106 Legal Agreement requiring the submission of a Construction Management Plan (clause vi).

1. SITE

- 1.1 The application site relates to a primary school to the south of Holmes Road. It sits on the corner of Holmes Road and Raglan Street. The building is not Listed, nor is it located within a Conservation Area. The main school is a part single storey, part two storey 1960's building.
- 1.2 In May 2003 the administration block was completely re-organised and refurbished. The original building's materials are a combination of a dark grey brick with blue panelling and blue fixtures. The school is made up of three playgrounds, a garden area and a school car park.
- 1.3 To the north of the site are low rise buildings which are mainly in office use. To the east of the site are three storey residential houses with a large tower block of residential flats to the south east of the site. Low rise residential houses are to the south of the site and a hostel is to the west of the site.

2. THE PROPOSAL

Original

- 2.1 The planning application seeks approval for the erection of a new children's library and associated external waiting area and walkway; a new 1.8 metre steel boundary fence; a proposed teachers preparation room (PPA) and alterations to the existing east elevation of the school to include changing the existing windows to full height doors.
- 2.2 The school buildings are on a tight urban site. This application aims to utilise the underused space near the boundary of the school. The school wish to create a stronger connection between the existing store room at ground level and the quiet garden to the east.
- 2.3 The proposed library is to be situated to the north of the site facing Holmes Road, within the existing gap and entrance into the quiet garden. The quiet garden has been recently completed and therefore, the proposed building seeks to complement this space as well as the natural environment. The teachers PPA room is proposed to sit behind the boundary fence along Raglan Street in the existing car park.
- 2.4 The proposed library will be used by the teachers of the school as a research facility and place for children to read. The external waiting area will be used by parents when picking up and dropping off their children at the start and end of the day. The canopy is also proposed to reduce heat gain within the proposed library. The proposed building will be used as a music room once a week. The mezzanine level is proposed to be used as a storage area for guitars, recorders, a piano and

other musical instruments. The teacher's preparation room will be used by teachers throughout the day, as a quiet place to prepare classes.

- 2.5 It is proposed to remove five existing middle windows at ground level on the east elevation of the main school building, and replace them with 5 glass doors.

Revision

- 2.4 Revisions have been received which see the proposed library taken off the boundary with Holmes Road by approximately 1.9 metres; a green roof has been added to the proposed library and some windows have been added at high level to the north façade.

3. RELEVANT HISTORY

- 3.1 9301393: Construction of a first floor extension to provide additional classroom accommodation. GRANTED 17/12/1993
- 3.2 Conversion and extension of existing school kitchen to provide 26 place nursery and replacement school kitchen, landscaping alterations and erection of covered shelter adjacent to Holmes Road. GRANTED 19/11/1998

4. CONSULTATIONS

Conservation Area Advisory Committee

- 4.1 None were required to be consulted.

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	12
<i>Total number of responses received</i>	1
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.2 Four site notices were displayed around the site from the 18/09/2009- 09/10/2009.
- 4.3 One comment was received from the owner/occupier of 34 Raglan Street. As a resident of Raglan Street and volunteer looking after the raised beds in Raglan Street they have the following request. They ask that any consent granted pursuant to the above application includes the obligation to provide mains water supply with lockable taps to serve these beds. They state that the beds dry out in the summer and carrying water to sustain plant life is an onerous chore. Two new silver birch trees to the Council estate opposite are distressed for the same reason and is likely to be the fate of the replacement tree due to be planted in the tree pit close to the school-keepers house. As the raised beds have received Council

financial support in the past as contributing to the public realm, a water supply would greatly assist the maintenance of the green asset.

5. POLICIES

- 5.1 Set out below are the UDP policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

5.2 Replacement Unitary Development Plan 2006

S1/S2 Sustainable development policies
SD1 Quality of life
SD6 Amenity for occupiers and neighbours
SD7 Light, noise and vibration pollution
SD8 Disturbance
SD9 Resources and energy
B1 General design principles
N5 Biodiversity
T3 Pedestrians and cycling
C1 New community facilities

Other Relevant Planning Policies

Camden Planning Guidance 2006

- 5.3 6 – Biodiversity; 11 - Construction and demolition; 13 - Cycle access, parking and storage; 15 – Design; 17 – Energy and on-site renewable facilities; 20 Facilities for children and young people; 23 – Landscaping and trees; 27 – Materials and resources; 28- Noise and vibration; 29 – Overlooking and privacy; 32 – Planning obligations; 41 – Roofs and terraces; 44 – Sustainable design and construction.

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are summarised as follows:

- Principle of the erection of a new building on the school site
- Design including the extent to which the proposal embodies the principles of sustainable design
- Impact on trees
- Impact on residential amenity
- Impact on traffic

Principle of the erection of a new building on the school site

- 6.2 As the proposed building would be ancillary to the existing school the proposed and existing use classes are to remain the same (Class D1). Policy C1 states that permission will be granted for new community facilities which are in suitable locations. The site is well located within the community it serves, it is not located on an area of existing playground and so play space is not compromised through this proposal. The site is easily accessible by the bus routes which serve Kentish Town as well as being located a short walk from Kentish Town Overground and Underground Station. Therefore, provided that there are no harmful affects on the local amenity or the environment, the principle of erecting a building for educational use, within the site is considered to be acceptable.
- 6.3 The policy goes on to state that the Council welcomes the provisions of child care facilities where safe and secure external play space is provided on site. The drawings show that a variety of usable outdoor space will be maintained throughout this proposal. It is also noted that the proposal includes the erection of a 1.7 metre high fence to complement the existing part brick wall to surround the whole site. Double gates are proposed to open up into the existing playground to be secured by controlled access from the road onto the school site. It is therefore considered that the proposed scheme does not bring any new significant security risks. Details requesting the detailed design of the fence will be requested through the use of a condition.

Acceptability of the design

- 6.4 The proposed library building would be 6.5 metres in depth, 7 metres in width and 6 metres in height. The additional floor space is considered acceptable as it makes use of the existing underused space, due to the formation of the existing buildings. The library building is proposed in such a way as to create an individual space which is modern in design, yet one which does not dominate the existing building or the wider street scene.
- 6.5 The proposed PPA is smaller in design. The proposed building is to be 2.8 metres in width x 6.8 metres in length and 2.8 metres in height.
- 6.6 The proposed library is to be constructed with zinc cladding to be applied to all the external walls with long vertical windows, which vary in size, to the north and east elevation. Five glass sliding doors are proposed for the west elevation as well as the large translucent polycarbonate roof which is proposed to extend 8.7 metres from the west elevation. Timber decking will be applied to the walkway in front of the proposed building, to provide a 'link' from the large playground to the 'Quiet Garden'.
- 6.7 The proposed canopy is to cover an area of the playground to allow parents and guardians to shelter while waiting for the children after school. Also incorporated into the scheme is a small walk way which will project 1.7 metres from the west elevation of the existing school. The materials and the detailed design echo those of the proposed library and helps create a sense of unity between the existing block together with the proposed block. Therefore, although large in scale, it is not

considered to detract from the proposed library building nor have a negative impact on the existing building.

- 6.8 The proposed PPA unit is to be constructed of similar materials to the proposed library. A large glass panel and a single door are to be positioned at the ends of the proposed unit as well as two glazed vents and a fixed roof light being installed to create a light and spacious environment. Due to the small scale and the detailed design of the proposal, the PPA is not considered to have a detrimental impact on the streetscene along Raglan Street, nor the existing site itself.
- 6.9 To incorporate the PPA unit into the existing car parking, it is proposed to make some alterations to the existing layout. The school currently provides formal parking for 6 vehicles, plus additional hardstanding, and although the redevelopment would result in a reduction in formal parking spaces (down to 5), the overall hardstanding would not be significantly reduced. It is unlikely that the development would increase the number of staff and therefore parking demand on site during the day will remain reasonably consistent. Therefore, the proposed off street parking is acceptable.
- 6.10 A detailed design and access statement was provided to support the application. It details the proposals in relation to the design process and how the design will be a usable space for both adults and children. Within the detailed design, it is considered that the east elevation is glazed to allow natural daylight into the proposed library as well as allowing views of the tree, situated directly behind the proposed building, from the internal space. An internal stair which connects the ground floor to the mezzanine store room is located to give the sense that 'when climbing the stairs the children are climbing the tree'.
- 6.11 This is a highly considered proposal which addresses the needs of and will engage children and adults alike. The design draws on the playful roof forms and scaled articulation of the host building. The revisions have seen the proposed library taken off the pavement edge to align with the other properties along Holmes Road, thereby creating a design which fits with both the host building and the wider streetscene. The zinc and glass materials compliment one another and create a building which is designed to serve a purpose of being a friendly place for children to work and play within.
- 6.12 A green roof has also been proposed on the two storey element which will increase the biodiversity value of the site, provide energy conservation benefits in terms of habitat creation and off set the loss of some of the porous surfaces on the site (grass) and would contribute to sustainable urban drainage. A condition will be added to the decision to ensure that this is implemented and maintained thereafter.
- 6.13 The existing building is of limited architectural interest, and therefore a modern building which serves its purpose is considered to be appropriate subject to the detailed design. The detailed design of the windows opening up onto the playspace and the surrounding wider area will create a friendly and open environment both inside and out. The glass and zinc materials compliment one another and create a building which is designed to serve a purpose of being a friendly place for both adults and children to work and play within as well as an

architectural statement which is considered not to have a detrimental impact on the surrounding area.

- 6.14 The proposed alterations to the existing windows on the east elevation are considered to enhance both the internal and external appearance of the existing school building. Due to the proposed windows being located in the middle of the elevation, the changes of windows into doors will not have a detrimental impact on the balanced design of the elevation. As the existing wall is to be retailed, the proposed changes will not be visible from the public realm of Raglan Street. It will allow views and access to the 'quiet garden' and will enable interaction between the two. The detailed design of the proposals are therefore considered acceptable.

Impact on trees

- 6.15 The site is not within a Conservation Area, however Inkerman Conservation Area is located directly to the south of the site. The trees on the site are considered to provide a high level of visual amenity within the area and therefore should be protected.
- 6.16 It is noted that some of the development encroaches within the Root Protection Area (RPA) of a Sycamore tree. Therefore, tree protection details are recommended to be conditioned (these details should include how any foundations for structures within the RPA of the trees will be constructed to minimise root disturbance) to ensure the development complies with policy N8.

Impact on residential amenity

- 6.17 The proposed building is to be located in front of the existing school building. Although the proposed building will reduce the amount of underused landscaping space, it is considered that there is 'adequate' space being retained around the site.
- 6.18 As the proposed library is going to be used as a music room once a week, the applicants have conducted an acoustic report to ensure the amenity of residential neighbours is retained. A report was written by Paul Gilleron Acoustic Design to determine the sound installation requirement of the building to ensure noise would not be above the background noise level. The main source of noise is road traffic from Holmes Road and the children in the playground (in the quiet garden and in the nursery playground), all facing Holmes Road.
- 6.19 The acoustic report demonstrates that the sound insulation value recommended is sufficient to prevent noise break outs from the proposed building when used as a music room to disturb the local residents. Thus, the sound insulation for the envelope construction recommended in the acoustic report shall be complied with and on this basis is considered acceptable. A condition will be added to decision to ensure that these details are adhered to.
- 6.20 The proposed Library building will be located approximately 17 metres away from the nearest property to the north, 18 metres to the east and 60 metres to the south. The proposed PPA unit will be behind the existing boundary wall facing Raglan

Street. Therefore, it is not considered that the proposals would impact on surrounding residential amenity in terms of overlooking, loss of light or access to sunlight, daylight, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

Impact on transport

- 6.21 The site is located on Holmes Road, near to Kentish Town centre and underground station. There is vehicular access to the site at the south eastern corner and no alterations to this are proposed. The site has a Public Transport Accessibility Level (PTAL) of 5 (very good).
- 6.22 Holmes Road is a relatively narrow but busy road. There is currently a lot of development taking place on this road and there are several construction sites currently operating. Access to the site is restricted given the existing buildings on-site. If not carefully managed the construction works associated with this development could have an unacceptable impact on the safety and operation of the public highway.
- 6.23 The submission of a Construction Management Plan (CMP) is considered necessary. This would be secured through a Section 106 (Town and Country Planning Act 1990) agreement, to ensure that the safety of children, parents and staff is of paramount priority during the construction process. A Construction Management Plan outlines how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users. The CMP should also demonstrate the issues regarding the difference in land levels will be addressed.
- 6.24 UDP policy T3 requires development to sufficiently provide for the needs of cyclists, which includes cycle parking. The applicant has not included provision for the required amount of cycle storage/parking in the proposed design. There is however space within the grounds to provide secure cycle parking, therefore this matter can be dealt with by condition. A condition will be placed on the planning permission ensuring provision for a minimum of 12 covered cycle storage/parking spaces (6 Sheffield stands) designed to Council specifications.
- 6.25 There is some flexibility in terms of how cycle storage/parking can be provided (please refer to the Camden's UDP and Camden Planning Guidance), although the applicant will need to show how cycle storage/parking can be provided in order for the application to be acceptable in terms of transport policy T3 (J).

7. CONCLUSION

- 7.1 The proposed buildings on this site are acceptable in terms of its design, form, scale and location. The proposals are considered consistent with policies within the UDP and it provides new buildings on the site that will provide adequate facilities for both adults and children. The proposal is acceptable in all other respects including its impact on residential amenity and on the transport network subject to the submission of a construction management plan.

7.2 Planning Permission is recommended subject to the conclusion of a Section 106 Obligation.

8. **LEGAL COMMENTS**

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. **RECOMMENDATION 1**

9.1 That planning permission be granted subject to conditions and to the satisfactory conclusion of a Section 106 Planning Obligation covering the following heads of terms:

- Construction Management Plan